	Total Card /	Total Parcel
APPRAISED:	968,900 /	968,900
USE VALUE:	968,900 /	968,900
ASSESSED:	968,900 /	968,900
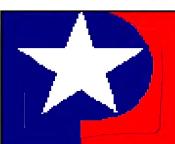
PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRINNELL CHARLES & CAROLINE
Owner 2:	
Owner 3:	
Street 1:	187 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	NYBERG JONATHAN -
Owner 2:	-
Street 1:	187 LOWELL ST
Twn/City:	ARLINGTON
St/Prov: MA	Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .265 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Clapboard Exterior and 2046 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11526.000	422,300	10,600	536,000	968,900
Total Card	0.265	422,300	10,600	536,000	968,900
Total Parcel	0.265	422,300	10,600	536,000	968,900

Source: Market Adj Cost   Total Value per SQ unit /Card: 473.50   /Parcel: 473.50

Legal Description

User Acct	40468
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/06/18

!5322!

PRINT

Date	Time
12/30/21	01:59:41

LAST REV

Date	Time
09/09/19	09:29:45

apro

PREVIOUS ASSESSMENT

Parcel ID 061.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	422,300	10600	11,526.	536,000	968,900		Year end	12/23/2021
2021	101	FV	410,100	10600	11,526.	536,000	956,700		Year End Roll	12/10/2020
2020	101	FV	410,200	10600	11,526.	536,000	956,800	956,800	Year End Roll	12/18/2019
2019	101	FV	305,300	0	11,526.	528,400	833,700	833,700	Year End Roll	1/3/2019
2018	101	FV	305,300	0	11,526.	405,900	711,200	711,200	Year End Roll	12/20/2017
2017	101	FV	305,300	0	11,526.	382,900	688,200	688,200	Year End Roll	1/3/2017
2016	101	FV	305,300	0	11,526.	352,300	657,600	657,600	Year End	1/4/2016
2015	101	FV	288,700	0	11,526.	329,300	618,000	618,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 5322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NYBERG JONATHAN	57224-18		7/29/2011	Change>Sale	575,000	No	No		
JK CONSTRUCTIO	56801-196		4/29/2011	Mult Lots	1,000,000	No	No		
O LEARY JAMES	40290-30		8/4/2003	Sub Sale	778,000	No	No		
	PR220-755		1/1/1901	Family		No	No	N	

USER DEFINED

Prior Id # 1:	40468
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2017	1164	Det. Gar	36,000	C				
3/20/2013	393	Add Bath	11,500	C				
1/11/2012	40	Add Bath	30,000					NEW HBATH/REDO KIT
5/2/1996	157	Manual	8,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Inspected	CC	Chris C
10/26/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
6/27/2012	Measured	JBS	JOHN S
3/5/2009	Measured	372	PATRIOT
7/8/2004	Info Fm Plan	BR	B Rossignol
4/18/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11526		Sq. Ft.	Site		0	70.	0.66	6									536,043						536,000	

Total AC/HA:	0.26460	Total SF/SM:	11526	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	536,043	Spl Credit		Total:	536,000

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.12074637
Const Adj.:	0.98990101
Adj $ / SQ:	149.773
Other Features:	99000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518769
Depreciation:	96491
Depreciated Total:	422278

COMMENTS

OF=TOILET IN BMT. 4 LOT SUBDIV 9/24/2003
PLAN 990-03.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3			Baths: 1			HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	164.75
Special Features:	0	Val/Su Net:	122.80
Final Total:	422300	Val/Su SzAd	189.33

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	978	44.930	43,943
FFL	First Floor	978	149.770	146,478
SFL	Second Floor	884	149.770	132,399
HST	Half Story	369	119.820	44,153
OFP	Open Porch	205	24.300	4,982
ENT	ENTRY	25	26.130	653
	Net Sketched Area:	3,439	Total:	372,608
Size Ad	2230.5 Gross Area	3807 FinArea	2046	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME	Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X25	A	AV	2017	19.55	T	1.6	101			10,600			10,600

More: N	Total Yard Items:	10,600	Total Special Features:	Total:	10,600